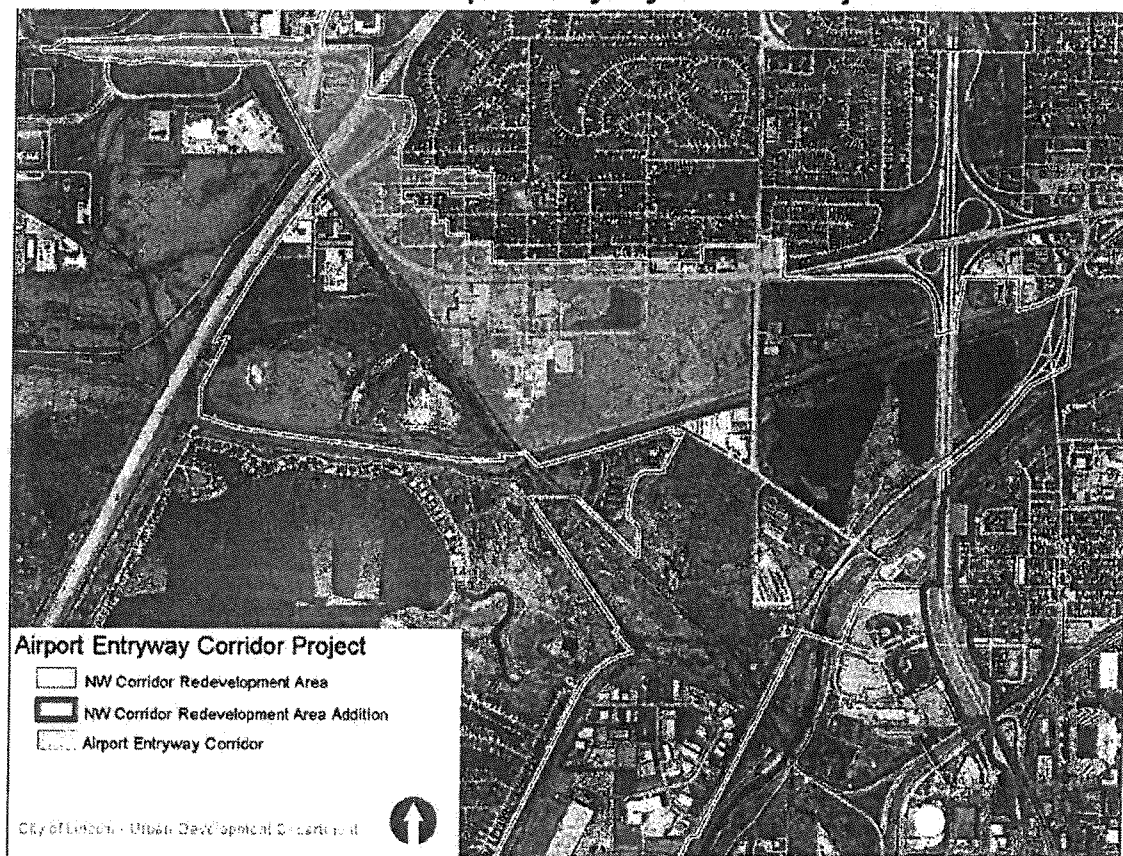


Streetscape Beautification

Design and construct a streetscape plan for West Cornhusker Highway. Elements should include, but not be limited to, lighting, thematic entrances and nodes, landscaping, removal of billboards, and general streetscape improvements.

1. **Airport Entryway Corridor:** The corridor is generally located from near the Lincoln airport on West Adams St., east on Cornhusker Highway to Antelope Valley Roadway including the I-180 interchange, and south along I-180 to S Street. The corridor provides the first impression of Lincoln for visitors arriving at the airport but it is currently unwelcoming, uninspiring, poorly landscaped and blighted. Streetscape improvements will be coordinated with roadway improvements to avoid conflict and make improvements in an efficient and effective way. The Project Area is illustrated in *Exhibit 3a* which also expands the boundary of the Northwest Corridors Redevelopment Plan to the south along the I-180 corridor right-of-way. The expanded boundary incorporates areas previously declared blighted and substandard through the Lincoln Center and Antelope Valley Redevelopment processes.

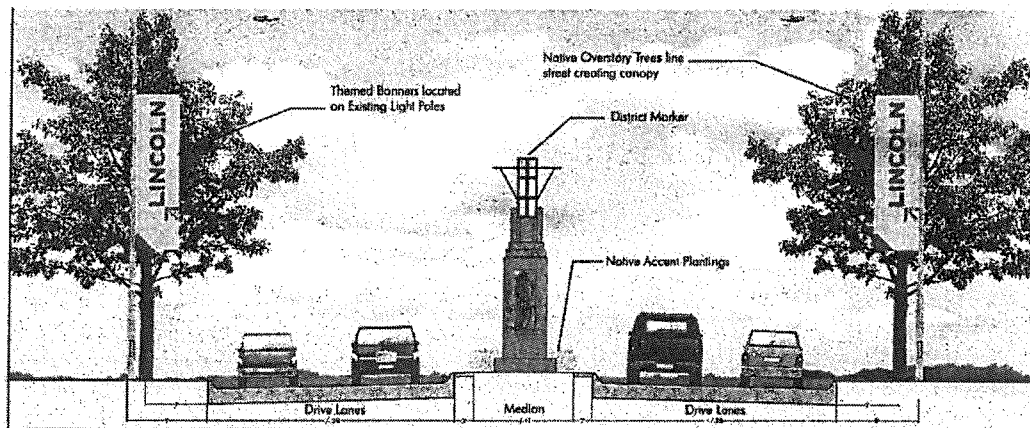
Exhibit 3a: Airport Entryway Corridor Project



Streetscape improvements may include:

- Landscaping, including irrigated street trees, evergreen trees, flowering shrubs, and stylized prairie plantings to direct views, provide shade and contribute to the overall visual appeal of the corridor.
- A unique, illuminated district marker that repeats along the medians of West Adams and cornhusker Highway. The marker will be constructed of corten steel with custom fabricated lights and a cultural iconic image that is illuminated at night.
- A series of banners that introduce rhythm, interest, and a distinctive identity to let people know they have arrived in the City of Lincoln. Banners will reflect the branding campaign and may also include iconic images of Lincoln the Man.
- Stylized prairie plantings and grouping of trees to frame views along I-180, with street trees and banners along the corridor as I-180 enters Lincoln at 9th Street.
- Prominent opportunities for public art.

Typical Cross Section of Proposed Streetscape Improvements



Statutory Elements

The project will be constructed within the existing public right-of-way; therefore, no public acquisition of private property, relocation of families or businesses, or the sale of property is necessary to accomplish this Project. Since this is a Public Improvement project within existing public right-of-way, there are no changes in population density, land coverage, traffic flow, street layouts or street grades, parking, zoning, building codes or ordinances.

- ***Financing and Cost Benefit Analysis:*** The entire cost of the project is \$9.3 million which includes nearly four miles of roadway improvements, streetscape enhancements, and an endowment to maintain the streetscape. The \$4.9 million roadway improvements are fully funded through the City's Street Construction program. Cost of the streetscape is estimated at \$2.5 million with an anticipated endowment ranging from \$1.4 to \$1.9 million. The primary funding source of the streetscape is City Certificate of Participation

(COP) bonds and private funds. The endowment is anticipated to be comprised primarily of private donations.

Tax Increment Financing (TIF) is expected to be generated from planned private business expansion in the project area along with property value appreciation within the area over time. Based on past appreciation history and known business expansions, TIF is estimated at \$1.5 million. To the extent available, TIF receipts will be deposited in the General Fund along with other General Fund revenue sources for debt service on the COP bonds. Additional private funds may also reimburse the General Fund for COP bond debt service. Regardless of the amounts of the final revenue sources for this project and other currently planned COP financed projects, the amount of debt service will decrease over the next few years.

Uses and sources are summarized below:

Uses		Sources	
Roadway Improvements	\$4,900,000	Street Construction	\$4,900,000
Streetscape	\$2,500,000	COPs	\$2,500,000*
Endowment	\$1,400,000 to \$1,900,000	Private fundraising	\$1,400,000 to \$1,900,000
Total:	\$8,800,000 to \$9,300,000		\$8,800,000 to \$9,300,000

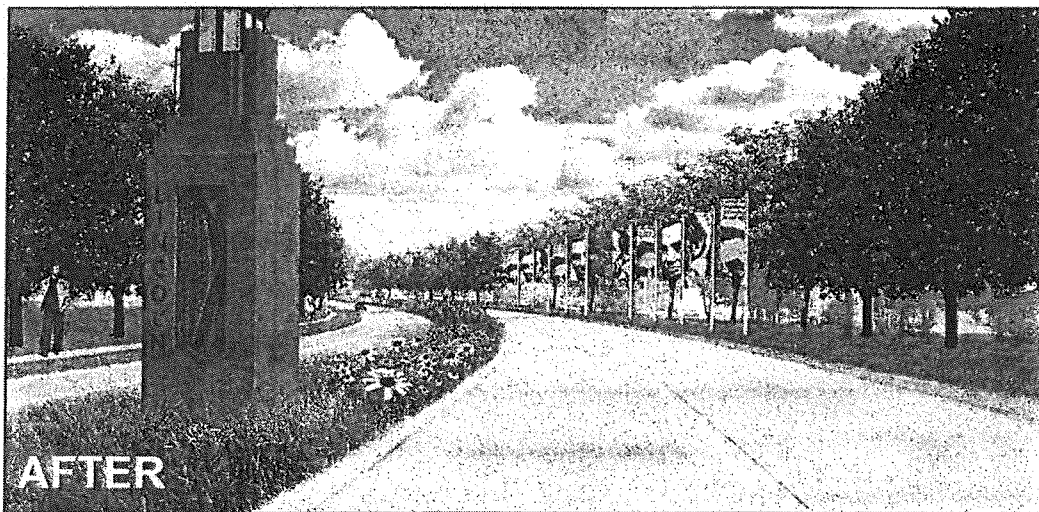
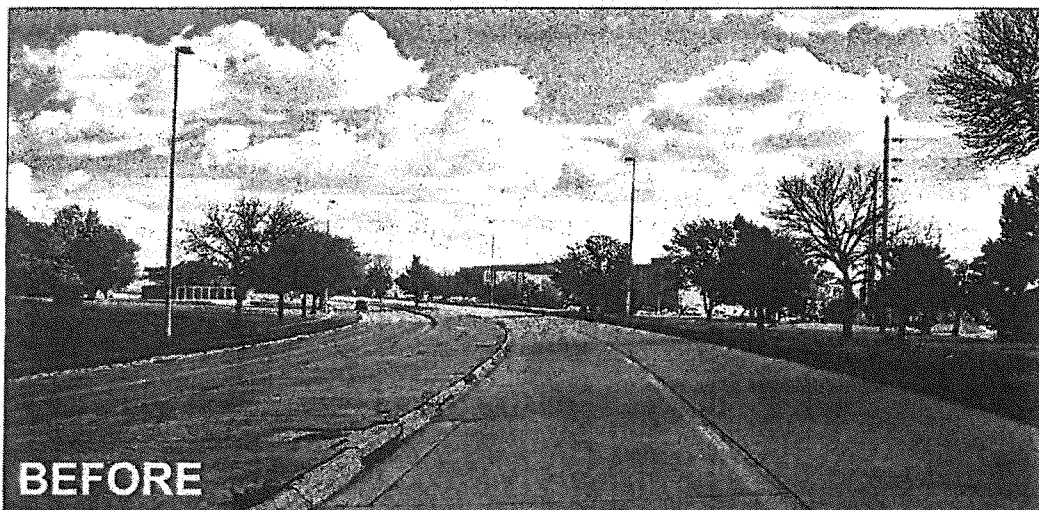
* To be paid with TIF, private donations when available, and other General Fund revenue sources.

- *Public Infrastructure and Public Service Needs Impact:* The project will improve existing public infrastructure through the roadway improvements and streetscape in the public right-of-way. Improvements to existing infrastructure are more cost effective than construction of new public facilities. There will be no adverse impacts to City public services.
- *Employment within the Project Area:* The project will not have an adverse impact on employers or employees within the project area. Construction of the project may increase construction jobs.
- *Employment in the City outside the Project Area:* Approximately 145,811 persons living in the City of Lincoln were employed in 2012 according to the Nebraska Department of Labor. The median household income for the City was \$49,504 according to the 2008-2012 American Community Survey. Any increased employment in the project area will have a negligible impact on the overall employment in the City.
- *Other Impacts:* The Airport Entryway Corridor is a component of a larger overall strategy to increase the area's economic development potential, enhance Lincoln's image to visitors and employers, and improve the area's infrastructure. Enhanced aesthetics along this

major entrance to the city will project a welcoming community. The corridor plan will integrate Lincoln's branding campaign and will enhance Lincoln's identity for visitors. It will also complement the effort being made to develop the airport's economic potential.

Streetscape improvements also send a message to the private sector that the City is willing to reinvest in the area. The improvements not only improve the corridor for people driving through, but also for the benefit of existing businesses and will create an environment that encourages the private sector to want to reinvest and make private improvements.

*Looking SE from roughly the intersection of West Saunders Street
and Cornhusker Highway*





LINCOLN-LANCASTER COUNTY
PLANNING DEPARTMENT
555 South 10th Street Suite 213 Lincoln, NE 68508
402-441-7491 fax: 402-441-6377 lincoln.ne.gov

ATTACHMENT "B"



February 21, 2014

TO: Neighborhood Associations/Organizations
Larry Hudkins, Chair, Lancaster County Board of Commissioners
Dr. Steve Joel, Superintendent, Lincoln Public Schools
Educational Service Unit #18, c/o David Myers
Board of Regents, University of Nebraska-Lincoln
President, Southeast Community College
Glenn Johnson, Lower Platte South Natural Resources District

RE: **Comprehensive Plan Conformance No. 14003: Proposed amendment to the Northwest Corridors
Redevelopment Plan: "Airport Entryway Corridor" streetscape project**

Pursuant to Neb. Rev. Stat. § 18-2109, you are hereby advised that the City of Lincoln has received an application for **Comprehensive Plan Conformance No. 14003**, requested by the Director of the Urban Development Department, to review as to conformance with the 2040 Lincoln-Lancaster County Comprehensive Plan, a proposed amendment to the Northwest Corridors Redevelopment Plan to identify the "Airport Entryway Corridor" as a new streetscape project, including landscaping, district markers and banners along Cornhusker Highway from near the Lincoln Airport to I-180 interchange and south along I-180 to S Street. The Northwest Corridors Redevelopment Plan area is generally along Sun Valley Boulevard from West O Street to Cornhusker Highway, along Cornhusker Highway from I-180 to N.W. 12th Street, along N.W. 12th Street from Cornhusker Highway to Highlands Boulevard, Highlands Boulevard from N.W. 12th Street to N.W. 1st Street, West Superior Street from N.W. 1st Street to I-180, and I-180 from Cornhusker Highway to S Street, Lincoln, Lancaster County, Nebraska. A map and description of the "Airport Entryway Corridor Streetscape Project" are attached, for your information. Additional information may be found at www.lincoln.ne.gov (Keyword= PATS), search by Application No. CPC14003. The Planning Commission action is a recommendation to the City Council.

A public hearing on this application will be held before the Lincoln City/Lancaster County Planning Commission on **Wednesday, March 5, 2014**. The public hearing is your opportunity to appear and speak upon the merits of this application. The Planning Commission meeting commences at 1:00 p.m. in Hearing Room 112 on the first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska.

If you would like additional information, you are encouraged to contact Wynn Hjermstad in the Urban Development Department at 402-441-8211 or whjermstad@lincoln.ne.gov; or the project planner in the Planning Department, Tom Cajka, at 402-441-5662 or tcajka@lincoln.ne.gov. You may also wish to appear at the public hearing or submit your comments prior to the public hearing in writing to the Planning Commission at the Planning Department address, by email to plan@lincoln.ne.gov, or by fax to 402-441-6377. The Planning Department staff report and recommendation will be available in the Planning Department office on Thursday, February 27, 2014, after 3:00 p.m. The Planning Commission Agenda and staff report will also be available on Internet at that time at lincoln.ne.gov (keyword = pcagenda).

Sincerely,

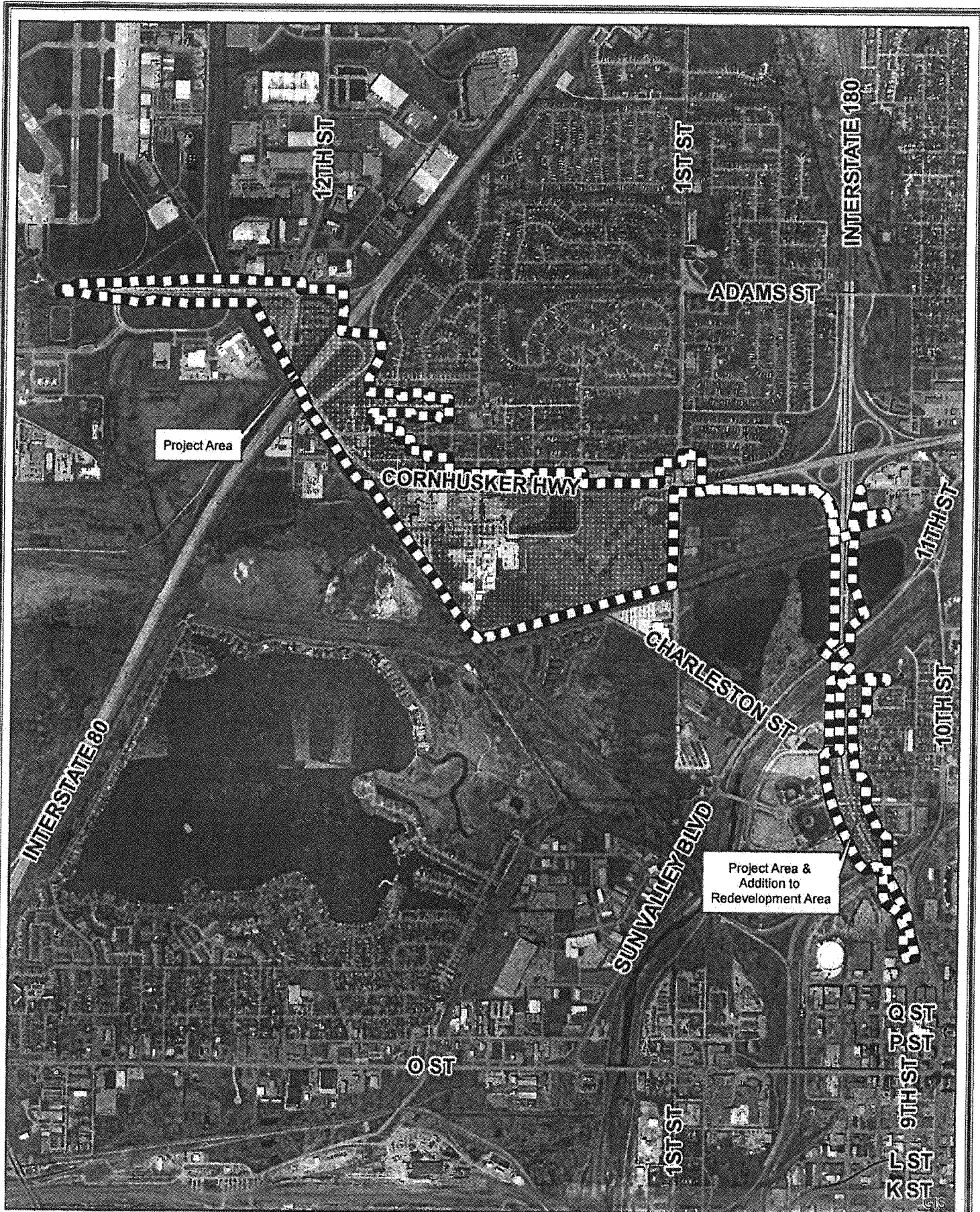
Jean Preister
Administrative Officer

cc: David Landis and Wynn Hjermstad, Urban Development
Rick Peo, Chief Assistant City Attorney
Norm Agena, County Assessor
Nicole Fleck-Tooze, Parks & Recreation

q:\pcnotif2014\CPC14003 pctr

ACCOMMODATION NOTICE: *The City of Lincoln complies with Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973 guidelines. Ensuring the public's access to and participation in public meetings is a priority for the City of Lincoln. In the event you are in need of a reasonable accommodation in order to attend or participate in a public meeting conducted by the City of Lincoln, please contact the Director of Equity and Diversity, Lincoln Commission on Human Rights, at 402-441-7624 as soon as possible before the scheduled meeting date in order to make your request.*





2013 aerial



Comprehensive Plan Conformance #14003

Northwest Corridor Redevelopment Area
Addition to Redevelopment Area and
Airport Entryway Corridor Project

m:\plan\arcview\CPC\DevelopmentAreaDrawings.mxd (CPC14003)

Chad A. Cederberg
Baron's Ridge Neighborhood
Association, Inc.
5235 NW Pemberly Lane
Lincoln, NE 68521

Shawn Ryba
Belmont Community Organization
4411 N. Park Blvd
Lincoln, NE 68521

Ted Triplett
Belmont Community Organization
4420 N. 14th Street
Lincoln, NE 68521

Kile Johnson
Capitol Beach Community
Association
1227 Lincoln Mall
Lincoln, NE 68508

Rose Wiese
Capitol Beach Community
Association
PO Box 81141
Lincoln, NE 68501

Tim Francis
Capitol View
2511 T Street
Lincoln, NE 68503

Clinton Neighborhood Association

Maurice Baker
Clinton Neighborhood Association
3259 Starr St.
Lincoln, NE 68503

Gloria Eddins
Clinton Neighborhood Association
1700 N. 29th St.
Lincoln, NE 68503

Renee Malone
Clinton Neighborhood Association
1408 N. 26 St.
Lincoln, NE 68503

Bob Reeves
Clinton Neighborhood Association
3236 Dudley Street
Lincoln, NE 68503

Jeanette Carney
Coddington Mills Homeowners
Association
2301 W. Millstone Rd.
Lincoln, NE 68522

Michelle Furby
Coddington Mills Homeowners
Association
1350 SW 24 St.
Lincoln, NE 68522

Dean Settle
Downtown Neighborhood Association
128 N. 13th St. #404
Lincoln, NE 68508-1501

Judy Zohner
Downtown Neighborhood Association
1300 G St. Unit 304
Lincoln, NE 68508

Mike Growcock
Dublin Townhome Association
5301 N 12th St.
Lincoln, NE 68521

Pat Anderson
Everett Neighborhood Association
c/o NWL at 2240 Q St
Lincoln, NE 68503

Sue Landholm
Everett Neighborhood Association
946 Peach St.
Lincoln, NE 68502

Matt Schaefer
Everett Neighborhood Association
1220 Peach Street
Lincoln, NE 68502

Jeff Tangeman
Everett Neighborhood Association
1144 Peach Street
Lincoln, NE 68502

William Wood
Everett Neighborhood Association
808 D St.
Lincoln, NE 68502

Phil Wenta
Fallbrook Homeowners Association
1815 Y Street
Lincoln, NE 68508

Peggy Struwe
Hawley Area Association
2240 Q Street
Lincoln, NE 68503

Vicki Cover
Hawley Neighborhood Association
2610 S St.
Lincoln, NE 68503

Tim Francis
Hawley Neighborhood Association
2511 T Street
Lincoln, NE 68503

Kurt Elder
Haymarket Neighborhood Association
335 N 8th Street 606
Lincoln, NE 68508

Myrna Coleman
Highlands Neighborhood Association
504 W. Joel St.
Lincoln, NE 68521

Rick Hargreaves
Hilltop Heights Homeowners
Association
1825 Boston Cr.
Lincoln, NE 68521

Brian Beck
Homestead Park Homeowners
Association
2915 NW 9th Street
Lincoln, NE 68521

Barb Morley
Malone Neighborhood Association
700 N. 24th St.
Lincoln, NE 68503

Ed Patterson
Malone Neighborhood Association
700 N. 24 St.
Lincoln, NE 68503

Near South Neighborhood
Association
P.O. Box 80143
Lincoln, NE 68501

William Carver
Near South Neighborhood
Association
2202 Washington St.
Lincoln, NE 68502

Jim Friedman
Near South Neighborhood
Association
1505 A St.
Lincoln, NE 68502

Annette McRoy
North Bottoms Neighborhood
Association
1142 New Hampshire St.
Lincoln, NE 68508

Todd Loseke
Prairie Ridge Homeowners
Association
PO Box 85493
Lincoln, NE 68501

Teri Pope-Gonzalez
Salt Creek Area Neighborhood
Association
P.O. Box 80073
Lincoln, NE 68501

Gary Irvin
South Salt Creek Community
Association
645 D St.
Lincoln, NE 68502

Cherie Ayite
South Salt Creek Community
Organization
1617 S. 8th Street
Lincoln, NE 68502

Lori Houle
South Salt Creek Community
Organization
101 M Street
Lincoln, NE 68508

Steve Larrick
South Salt Creek Community
Organization
920 S. 8th St.
Lincoln, NE 68508

P.C. Meza
South Salt Creek Community
Organization
536 C Street
Lincoln, NE 68502

Allana Novotny
Suncrest Association, Inc.
3905 N. 7th Street
Lincoln, NE 68521

Sheryl Alderman
The Creamery Condominium
Association
701 P Street #407
Lincoln, NE 68508

Christopher Cashmere
West A Neighborhood Association
3510 W. Plum
Lincoln, NE 68522

Bill Hergott
West A Neighborhood Association
1710 W. Washington St.
Lincoln, NE 68522

William Vocasek
West A Neighborhood Association
1903 W. Mulberry Ct.
Lincoln, NE 68522

Ron Zimmerman
West A Neighborhood Association
2333 W. Washington St.
Lincoln, NE 68522

George Barnes
Western Pines Estates Homeowners
Association, Inc.
401 N.W. 23rd Street
Lincoln, NE 68528

Mardy McCullough
Windsor Square Condominium
Association, Inc.
1300 G St. #103W
Lincoln, NE 68508

Dave Landis
Urban Development

Wynn Hjermstad
Urban Development

Larry Hudkins, Chair
Lancaster County Board of Commissioners

Dr. Steve Joel, Superintendent
Lincoln Public Schools
P.O. Box 82889
Lincoln, NE 68501

Educational Service Unit #18
c/o David Myers
P.O. Box 82889
Lincoln, NE 68501

University of Nebraska-Lincoln
c/o Linda Cowdin, UNL Property Management
1901 Y Street
Lincoln, NE 68588

President
Southeast Community College
301 S. 68th Street Place
Lincoln, NE 68510

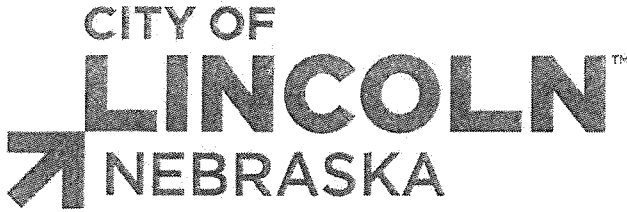
Glenn Johnson
Lower Platte South NRD
P.O. Box 83581
Lincoln, NE 68501

Rick Peo
Chief Assistant City Attorney

Norm Agena
County Assessor

Nicole Fleck-Tooze
Parks & Recreation

q:\pc\notif\2014\CPC14003 labels



LINCOLN-LANCASTER COUNTY
PLANNING DEPARTMENT

555 South 10th Street Suite 213 Lincoln, NE 68508
402-441-7491 fax: 402-441-6377 lincoln.ne.gov

March 14, 2014

ATTACHMENT "D"



TO: Neighborhood Associations/Organizations
Larry Hudkins, Chair, Lancaster County Board of Commissioners
Dr. Steve Joel, Superintendent, Lincoln Public Schools
Educational Service Unit #18, c/o David Myers
Board of Regents, University of Nebraska-Lincoln
President, Southeast Community College
Glenn Johnson, Lower Platte South Natural Resources District

RE: **Amendment to the Northwest Corridors Redevelopment Plan**
(Airport Entryway Corridor Project)

Pursuant to Neb. Rev. Stat. § 18-2109, you are hereby advised that the request by the Director of the City Urban Development Department for a resolution adopting and approving a proposed amendment to the **Northwest Corridors Redevelopment Plan** is scheduled for public hearing before the Lincoln City Council on **Monday, March 31, 2014, at 5:30 p.m.**, in Hearing Room 112 on the first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska.

The proposed amendment is to expand the boundary and identify the "Airport Entryway Corridor" as a new streetscape project, including landscaping, district markers and banners along Cornhusker Highway from near the Lincoln Airport to I-180 interchange and south along I-180 to S Street. The Northwest Corridors Redevelopment Plan area is generally along Sun Valley Boulevard from West O Street to Cornhusker Highway, along Cornhusker Highway from I-180 to N.W. 12th Street, along N.W. 12th Street from Cornhusker Highway to Highlands Boulevard, Highlands Boulevard from N.W. 12th Street to N.W. 1st Street, West Superior Street from N.W. 1st Street to I-180 and I-180 from Cornhusker Highway to S Street, Lincoln, Lancaster County, Nebraska. A map and project description were previously provided to you.

On March 5, 2014, the Lincoln-Lancaster County Planning Commission held public hearing and voted 7-0 to find the proposed amendment to the Northwest Corridors Redevelopment Plan to be in conformance with the 2040 Lincoln-Lancaster County Comprehensive Plan (**Comprehensive Plan Conformance No. 14003**).

If you would like additional information, you are encouraged to contact Wynn Hjermsstad in the Urban Development Department (402-441-8211 or whjermsstad@lincoln.ne.gov), or the Planning Department staff planner, Tom Cajka (402-441-5662 or tcajka@lincoln.ne.gov). The proposed resolution will appear on the City Council agenda for introduction on March 24, 2014, and may be accessed on the internet at <http://www.lincoln.ne.gov/city/council/index.htm> on Thursday afternoon, March 20, 2014.

Sincerely,

Jean Preister
Administrative Officer

cc: Dave Landis, Urban Development
Wynn Hjermsstad, Urban Development
Rick Peo, Chief Assistant City Attorney
Norm Agena, County Assessor
Nicole Fleck-Tooze, Parks & Recreation

i:\pc\notif\2014\CPC14003 cchrg

ACCOMMODATION NOTICE: The City of Lincoln complies with Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973 guidelines. Ensuring the public's access to and participation in public meetings is a priority for the City of Lincoln. In the event you are in need of a reasonable accommodation in order to attend or participate in a public meeting conducted by the City of Lincoln, please contact the Director of Equity and Diversity, Lincoln Commission on Human Rights, at 402-441-7624 as soon as possible before the scheduled meeting date in order to make your request.



TO BE PUBLISHED ONCE EACH WEEK FOR TWO CONSECUTIVE WEEKS IN THE LINCOLN JOURNAL STAR ON FRIDAY, March 14, 2014 AND FRIDAY, March 21, 2014:

Notice is hereby given that the Lincoln City Council will hold a public hearing on **Monday, March 31, 2014**, in the City Council Hearing Room on first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska, on the following item. For more information, call the Urban Development Department (402-441-7606) or the Planning Department (402-441-7491):

1. A resolution requested by the Director of the Urban Development Department adopting a proposed amendment to the Northwest Corridors Redevelopment Plan to expand the boundary and to identify the "Airport Entryway Corridor" as a new streetscape project, including landscaping, district markers and banners along Cornhusker Highway from near the Lincoln Airport to the I-180 interchange and south along I-180 to S Street. The Northwest Corridors Redevelopment Plan area is generally along Sun Valley Boulevard from West O Street to Cornhusker Highway, along Cornhusker Highway from I-180 to N.W. 12th Street, along N.W. 12th Street from Cornhusker Highway to Highlands Boulevard, Highlands Boulevard from N.W. 12th Street to N.W. 1st Street, West Superior Street from N.W. 1st Street to I-180 and I-180 from Cornhusker Highway to S Street, Lincoln, Lancaster County, Nebraska.

Teresa Meier
City Clerk